



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 3 January 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Peter Hutton
Nick Murry	Mary Norton
Michelle Pearce (Chairman)	Andy Phillips
Nina Phillips	John Scragg

Also present: Councillor Pete Bishop (until 8pm)

Officers present: Andy Conroy, Planning Officer
Ann Chard, Administrative Services Officer - Planning

Public present: 27 members of the public were present plus a representative from the local press

PUBLIC QUESTION TIME

Due to the number of residents wishing to speak on planning application 18/11596/FUL, it was agreed that this application would be discussed before the other applications listed. A copy of comments/questions asked is included as an Appendix to these Minutes.

128. APOLOGIES

There were apologies for absence from Councillor Michael Merry.

129. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

130. DECLARATION OF INTEREST

Councillor Peter Hutton declared a non-pecuniary interest in the matter referred to in Minute 133 - application no. 18/11596/FUL as being the Chairman of the Local Youth Network.

Councillor Pete Bishop declared a non-pecuniary interest in the matter referred to in Minute 133 - application no. 18/11596/FUL as being a Trustee of Chippenham Borough Lands Charity.

131. MINUTES

The Minutes of the meeting held on Thursday 13 December 2018 were approved as a correct record and signed by the Chairman.

132. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

Prior to the next item Councillors Peter Hutton and Pete Bishop each declared a non-pecuniary interest in application no. 18/11596/FUL as stated in Minute 130 above. Councillor Pete Bishop left the meeting at 8pm.

133. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Reasons for the refusal of planning application 18/09703/FUL (Matrix House) were noted.

134. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:-

- The temporary closure of Corsham Road (part) and Notton Lane (Part), Lacock from 11-12 February 2019.
- The temporary closure of the B4122 (part), Sutton Benger from footpath 13 for 150m in a northerly direction from 25 February - 6 May 2019.

135. PRESS RELEASE

No press release was considered necessary.

136. DATE OF NEXT MEETING

The next meeting will take place on Thursday 24 January 2019.

The meeting concluded at 8.15pm

These Minutes are subject to confirmation at the next meeting
Signed on behalf of the Committee as a true record of the meeting

Chairman:

Date:

PLANNING APPLICATIONS - 3 January 2019

Application No.	Address/Description	Ward
18/11159/VAR	Land at Foundry Lane SN15 1GE The demolition of existing buildings and redevelopment to provide a 69 bed hotel and cafe (A3) of 199sqm and 22 residential units (C3), car parking, Foundry Lane access works and other associated works (variation of Condition 3). Cllr Nick Murry consulted: - Object There appears to be no substantive justification for replacing higher quality pavements (even if non-permeable) as the approved car park surface material with tarmac as is now proposed. The dumbing down of design quality and impact on visual amenity would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF, and could set a precedent for approval of similar such proposals within the wider Langley Park site.	Monkton
18/11253/FUL & 18/11595/LBC	Hardenhuish House, Hardenhuish School, Hardenhuish Lane SN14 6RJ Replacement of existing steel staircase. Cllr Michelle Pearce consulted: - No objection subject to the Conservation Officer having no concerns.	Hardenhuish
18/11366/FUL	7 Legate Close SN15 3TB Proposed single storey rear extension with roof lantern. Cllr Richard Bambury consulted: - No objection.	Pewsham
18/11369/FUL	10 Bolts Croft SN15 3GQ Internal reconfiguration, re-roofing of conservatory to form solid roof, forming window from existing rear door and forming new single door to side elevation. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/11370/REM	Land west of Highfield Cottage, Hungerdown Lane SN14 0RP 2, a, The scale of the development b, The layout of the development c, The external appearance of the development d, The landscaping of the site. 5, Scheme for the discharge of surface water from site, etc. Cllr Peter Hutton consulted: - No objection. However it is requested that the well-used cycle/pedestrian route is acknowledged with regard to water drainage (no. 5).	CP & Derriads

18/11383/FUL	<p>Unit 1, Bath Road Industrial Estate SN14 0AB To relocate existing external signage as per attached images. To add two new windows in line with existing windows, one to the front face of the building at first floor level, one to rear face at ground floor level. Cllr Mary Norton consulted: - No objection.</p>	Queens & Sheldon
18/11420/FUL	<p>1 Gascelyn Close SN14 0QN Second storey extension to existing single storey extension and new two storey rear extension. Cllr Peter Hutton consulted: - No objection.</p>	CP & Derriads
18/11471/FUL	<p>19 Wolverton Close SN14 0FG Single storey rear extension. Cllr Peter Hutton consulted: - No objection.</p>	CP & Derriads
18/11596/FUL	<p>Land adjoining Wessex Water, Westmead Lane SN15 3HZ Climbing Centre and Skate Park with associated landscaping, outline application for a Community Hub and wider development of the Westmead recreation ground and open space. Cllr Bill Douglas consulted:</p> <p>A proposal to support this application in principle, subject to conditions, was put forward and a vote was taken. There being 6 votes in favour of the proposal, 0 against and 4 abstentions, the motion was carried.</p> <p>- Support in principle subject to the following being provided:-</p> <ul style="list-style-type: none"> • Revised timetable of hours of operation for the skate park element. • Noise assessment to cover the community hub element. • Robust traffic management plan. • Lighting strategy. • Evidence of detailed flood mitigation. • Commitment by the applicant (CBLC) to carry out regular reviews on this facility, consulting residents and users. • Security measures to prevent anti-social behaviour. • Habitat and tree survey to cover flood compensation works area. • Flood risk assessment to cover the community hub element. 	Hardens & England

	<ul style="list-style-type: none"> • Transport assessment to cover the community hub element. 	
18/11942/REM	<p>Rowden Park, Patterdown Road</p> <p>Application for the approval of reserved matters (appearance, landscaping, layout and scale) for on-site infrastructure including spine road entrance, pumping station, drainage and attenuation ponds, gas and utility services.</p> <p>Cllrs Jenny Budgell & John Scragg consulted:</p> <p>- No objection.</p>	Lowden & Rowden

PUBLIC QUESTION TIME

At the invitation of the Chairman members of the public addressed the Committee regarding planning application 18/11596/FUL. The following is a summary of points raised:-

- Support - I have had a good experience of skate parks in other towns I have lived. Skateboarding will become an Olympic sport in the future so this facility will be an asset and the design is great. The area only floods a few days a year so flooding should not be an issue.
- Support - I am a Scout leader and we have waited long enough for this facility.
- Against - I am a local resident and use the field. I am concerned that anti-social behaviour could happen and also have concerns regarding parking issues. Stanley Park would be a better location.
- Against - I object to the location being in front of The Paddocks. Previously I was assured by CBLC that it would not be in view but since then it has moved and is in view. I have concerns about flooding which sometimes reaches 18" above the area. I am also concerned about the acoustics and noise, 200m from our home. Perhaps it could be moved to a more suitable location.
- Against - I live in the Paddocks and object to this four-storey, industrial-clad building and the 8am to 10pm hours of operation. Residents deserve less noise. The Environment Agency has advised not to build on this land.
- Support - I moved here in 2000 and liked the original skate park. I was very sad when it closed but it had metal ramps and this one will be concrete. The Bridge Centre is closed now so we are lacking youth facilities. Stanley Park is too far out of Town.
- Support - I am 22 now and started skateboarding at 12. I have to travel to other towns. I understand the worries but the positives outweigh the negatives. Youth need somewhere to go. Skateboarding changed my life, gave me confidence and I have made many friends through this activity. This is a step forward.
- Support - I live in the Paddocks overlooking the site and need this for my children. They presently rely on trains and buses to keep active. The Town is a turn-off for young families and this is a ground-breaking facility.
- Support - the Town needs a leisure facility and it will have potential economic benefits. Families will spend money in the Town and it will attract new visitors. Noise can be monitored and anti-social behaviour can be prevented.

- Support - views on skate parks are outdated - dilapidated ones may attract bad behaviour but newer ones attract better behaviour, especially if they are well maintained.
- Against - I am a Paddocks resident and have noise concerns. A noise survey was carried out but the receiver was positioned away from housing and blocked by a line of trees so not a fair assessment. I request this is done again. Stanley Park would be a better location. Parking may be a problem.
- Support - anti-social behaviour happens because there is no place to skateboard. I would stress that CBLC are funding this project on land they own. Designs can accommodate flooding.